

Summary of Findings

This review is for the purpose of assessing environmental risk, as part of a "due diligence" review to satisfy, in part, the "innocent purchaser" provisions in the Superfund Amendments and Re-Authorization Act of 1986 (42 U.S.C. 9601(35)(A)(i)).

Discussion:

This assessment includes the lease of three buildings (60, 61, and 62), which were originally leased from May 1987. Prior to May 1987, Hughes Tooling Co. occupied the building. For this assessment, two Boeing employees were interviewed to determine the condition of the property and evaluate business activities that occurred at this location. Robert Rosengarten (manager, PA&I Jig & Fixture Builder) has worked at this property since the beginning of the lease. Ron Fornator is the Environmental Affairs representative for the site.

According to Mr. Rosengarten, these buildings have been used to store and work on C-17 program fixtures including large masters or full-scale C-17 section models that are constructed primarily of Plaster. Building 60 is a two story building used for storage of masters and for office space for a tool design group. The 61 building is a single story building used for warehouse storage, including storage of masters. The 62 building is used only for storage of smaller items due to the height of the building and due to the proximity to an adjacent mobile home park.

Hazardous materials used on this property include plaster, sealants, resins, hardeners, wiping solvents and forklift fuel. Hazardous materials are stored in containers within cabinets in the 60 building prior to use. A small hazardous waste accumulation area is located at the north end of the 61 building. The hazardous waste accumulation area is provided with berms and is in good condition. No above or below ground tanks have been used by Boeing at the site. The site has an EPA Identification number (CAD982014763) for generator accumulation of hazardous wastes and maintains an annual hazardous materials permit. Hazardous wastes are collected in containers and regularly shipped off-site for disposal. Diesel fuel for one forklift is transferred directly to the forklift from a container. Other forklift equipment is propane powered and the buildings are provided with natural gas.

According to both Mr. Rosengarten and Mr. Fornator, no significant spills or releases occurred on this property during the lease. Only small occasional spills from containers occurred that were immediately cleaned up by the users. No spills were reported relating to Boeings use of the site, although Boeing did report incidents of drainage that flowed onto the property from an adjacent business. Mr. Rosengarten and Mr. Fornator stated that an adjacent business had allowed what appeared to be engine wash water and antifreeze to flow through an adjoining swale, which drained to a catch basin on the Boeing leased property. On more than one occasion, Boeing reported the drainage problem to Randall McDonald of the Los Angeles County Department of Public Works.

Several pre-existing conditions were noted prior to occupancy of the property by Boeing. A three-stage clarifier was included in the northeast corner of the 61 building prior to the original lease. The clarifier was not used by Boeing, although Boeing decided to close the unit in 1990 by filling the unit with pea gravel after it was decided that there was no use for the system. This clarifier was noted as an underground storage tank on the hazardous materials permit. Mr. Fornator stated that Boeing was in the process of submitting information necessary to complete the closure of this unit with the county, since this was not completed in 1990. Prior to the lease, a sump was also present at the east end of building 60. Although not used by Boeing, a cleanout was performed to remove residual sludges.

In the week prior to August 27, 2002, Mr. Rosengarten stated that a property assessment was being conducted by a prospective purchaser unrelated to Boeing. Samples were obtained from approximately 50 to 60 core drilling locations both inside and outside of the building. During that assessment, a lid was